

<b>Committee:</b> Development	<b>Date:</b> 25 <sup>th</sup> June 2014	<b>Classification:</b> Unrestricted	<b>Agenda Item:</b>
<b>Report of:</b> Corporate Director of Development and Renewal		<b>Title:</b> Listed Building Application	
<b>Case Officer:</b> Brett McAllister		<b>Ref No:</b> PA/14/00702	
		<b>Ward:</b> Mile End	

## 1.0 APPLICATION DETAILS

1.1 **Location:** Former Professional Development Centre, English Street, London, E3 4TA

1.2 **Existing Use:** The building is no longer functioning as Professional Development Centre (PDC). Block A, is currently vacant and is being refurbished as part of its conversion to use as a school. Block B is currently the Mile End branch of Bonner Primary School.

1.3 **Proposal:** Various external works to create play areas including:

- Laying of soft surface of 7.5m by 13.5m for ball play with demountable goalposts.
- Laying of tarmac to area in north-western corner of the site to provide additional playground space with close-boarded timber fencing around, to match existing.
- Two free-standing canopies. Both would be 3.2 metres high and 4.07 metres deep. The canopy to the east of Block B would be 1 x 6 metres wide and the canopy to the west of Block B would be 1 x 9m wide. These are to provide outdoor shelter.
- A 1.2 metre wire mesh fence and gates to separate the playground space of Block B from that of Block A.
- Erection of external canopy to north-eastern corner of the site with pavilion amphitheatre style seating and benches to facilitate an outdoor learning area. This would be 4.1 metres high, 7 metres long and 5 metres wide.
- Erection of climbing frame and equipment on safety surface.

1.4 **Documents:** Document entitled 'Design and Access Statement Heritage Statement Impact Statement' by Camal Architects & Designers (March 2014).  
Specification of Highlander Trio Package B Playground (undated)  
Specification of Pavilion Amphitheatre (undated)  
Specification of Rooftop wire mesh fencing (undated)  
2 x photos of similar canopies to those proposed (undated)

- 1.5 **Drawing Nos:** BON-CAM-GA-001-B (13.03.14)  
BON-CAM-GA-2016 D (13.03.14)  
Canopy 1 (26.03.14)  
Canopy 2 (26.03.14)
- 1.6 **Applicant:** Tower Hamlets- Children, School and Families Directorate.
- 1.7 **Owner:** LBTH
- 1.8 **Historic Building:** Grade II Listed.
- 1.9 **Conservation Area:** Ropery Street Conservation Area.

## **2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS**

- 2.1 The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Core Strategy (2010), The London Borough of Tower Hamlets Managing Development Document (2013) the London Plan (2011) and National Planning Policy Framework (2012) and has found that:
- 2.2 The proposed canopies, fencing and play equipment are considered appropriate forms of development and are acceptable in relation to the sites use as a school. This is because the fabric of either is not affected by the works and they could be removed at any time with no harmful impact to the building. As such, the development preserves the special character and appearance of the Grade II listed buildings.

## **3. RECOMMENDATION**

- 3.1 That the Committee resolve to refer the application to the National Casework Unit with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out below.
- 3.2
1. Time Limit.
  2. Completion in accordance with approved drawings.

## **4. BACKGROUND**

- 4.1 This application for Listed Building Consent is required for proposed works to the curtilage of the former Professional Development Centre (PDC) as part of the sites reversion to a school. The school is now known as the Mile End branch of the Bonner Primary School. The buildings are Grade II Listed, and owned by the Council.
- 4.2 The Council cannot determine applications for Listed Building Consent for works to buildings that it owns. Regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990 requires that such applications are referred to the Secretary of State, together with any representations received following statutory publicity.
- 4.3 The Council's scheme of delegation requires that where the Council is applying for works to a Listed Building that it owns, the application must be brought before Members.

- 4.4 The purpose of this report is to allow Members to recommend to the Secretary of State that the Council would be minded to grant Listed Building Consent, were it empowered to do so itself.
- 4.5 The proposed works also require planning permission, this was submitted on 13<sup>th</sup> March 2014 (planning reference PA/14/00701). This application was not required to be presented to members and as such, the Council under delegated powers approved this application on 13<sup>th</sup> May 2014.

## **5. PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 5.1 Listed Building Consent is sought for various works in the curtilage of the buildings at the site, two of which are Grade II listed (referred to as Blocks A and B).

### **Site and Surroundings**

- 5.2 The application site is a former public elementary school site consisting of two large school buildings (Blocks A and B) and three smaller single storey outbuildings (Blocks C, D and E).
- 5.3 Both the main buildings are grade II listed. The works applied for in this application fall within the curtilage of these buildings.
- 5.4 The main access to the site is from English Street, which runs perpendicular to the northern boundary of the site. Other access gates exist to the southern boundary of the site at Ropery Street.
- 5.5 The site is also located within the Ropery Street Conservation Area which was designated in 1987. The Conservation Area's main characteristic is the uniform group of terraces, dating back to the mid-late 19th century.
- 5.6 Residential properties are located to the north, south and west of the site. Tower Hamlets Cemetery is located to the east of the site across Southern Grove Road.

### **5.7 Relevant Planning History**

- 5.8 PA/12/01671 and PA/12/01672

Planning and listed building consents granted on 4th September and 9th September 2012 respectively for the refurbishment, repair and alteration of existing buildings together with the provision of external canopies in order to provide new primary school & nursery facilities to create an annex site for Bonner Primary School.

Following these consents a number of planning and listed building applications have been approved for various works associated with the reversion of the site back into a school. These include:

- 5.9 PA/12/02459

Planning consent granted on 23rd October 2012 for the provision of two temporary buildings for educational use for a period of five months from December 2012 until April 2013.

5.10 PA/12/03098 and PA/12/03099

Planning and listed building consents granted on 6th February 2013 for repair and refurbishment of redundant and derelict toilet block into external playground store including a new roof.

5.11 PA/13/02241 and PA/13/02242

Planning and listed building consents granted on 6th January 2014 and 6th February 2014 respectively for the repair and refurbishment works to external store (Block D) to include removal of existing non original windows and replacement with new external infill walls.

5.12 PA/13/02245

Planning consent granted on 9th January 2014 for the provision of a new play and activity area on redundant wasteland.

5.13 PA/14/00245

Listed building consent granted on 7th May 2014 for alterations to glazed screens, repositioning of screens/doors and associated works to facilitate improved access and escape from the building.

5.14 Most recently, PA/14/00701 which granted planning permission on 13th May 2014 for the works considered within this listed building application.

5.15 In addition to these applications, the earliest applications on the site are from 1991 and there have been some other planning and listed building applications since 2000. However, these were for relatively minor works which are not relevant to the current proposals.

**6. POLICY FRAMEWORK**

6.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

**6.2 National Planning Policy Framework 2012 (NPPF)**

**6.3 National Planning Practice Guidance (NPPG)**

**6.4 Spatial Development Strategy for Greater London (London Plan 2011) (LP)**

Policies:	7.4	Local Character
	7.8	Heritage assets and archaeology

**6.5 Core Strategy Development Plan Document (2010) (CS)**

Policies:	SP10	Creating Distinct and Durable Places
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**6.6 Managing Development Document (2013) (MDD)**

Policies:	DM24	Place Sensitive Design
	DM27	Heritage and the Historic Environment

- 6.7 **Community Plan** The following Community Plan objectives relate to the application:

A Better Place for Living Well

## 7. CONSULTATION

- 7.1 The views of the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The following were consulted regarding the application:

### English Heritage

- 7.2 English Heritage have considered the information received and do not wish to offer any comments on this occasion.

*Officer comment: This has been noted.*

## 8. LOCAL REPRESENTATION

- 8.1 A total of 13 neighbouring addresses were consulted by letter, a site notice was posted and the application was published in the East End Life. No letters of representation have been received.

## 9 MATERIAL PLANNING CONSIDERATIONS

- 9.1 When determining listed building consent applications, section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that special regard should be paid to the desirability of preserving the building or its setting, or any features of special interest.

- 9.2 The main issue for Members to consider is whether the proposed works are appropriate in this respect.

### **Impact on Special Architectural and Historic Character of the Listed Building.**

- 9.3 The amenity space at the school is limited on site and falls short of current educational guidelines. In order to convert the site to a properly functioning school, full and efficient use of the curtilage of the buildings is required to make the most of the external amenity space. In order to achieve this the applicant is seeking a range of works to the areas outside of the main school buildings these include:

- Laying of soft surface of 7.5m by 13.5m for ball play with demountable goalposts.
- Laying of tarmac to area in north-western corner of the site to provide additional playground space with close-boarded timber fencing around, to match existing.
- Two free-standing canopies. Both would be 3.2 metres high and 4.07 metres deep. The canopy to the east of Block B would be 1 x 6 metres wide and the canopy to the west of Block B would be 1 x 9m wide. These are to provide outdoor shelter.
- A 1.2 metre wire mesh fence and gates to separate the playground space of Block B from that of Block A.
- Erection of external canopy to north-eastern corner of the site with pavilion

amphitheatre style seating and benches to facilitate an outdoor learning area. This would be 4.1 metres high, 7 metres long and 5 metres wide.

- Erection of climbing frame and equipment on safety surface.
- 9.4 For the determining of planning applications relating to heritage assets the National Planning Policy Framework (2012) advises local planning authorities to take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - the desirability of new development making a positive contribution to local character and distinctiveness.
- 9.5 In addition to the above, London Plan policy 7.8 requires development to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate and requires development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 9.6 The Council's adopted policy SP10 of the Core Strategy (2010) seeks to protect and enhance the boroughs Heritage Assets. This is supported by Policy DM27 states development will be required to protect and enhance the borough's heritage assets, their setting and their significance as key elements of developing the sense of place of the borough's distinctive 'Places'.
- 9.7 None of the proposed additions would alter either of the listed buildings' structure or fabric with all being separate and unattached to the buildings. In this way the listed buildings themselves would be completely preserved by the proposals.
- 9.8 The setting of the school is appreciated from the streetscene with local views existing from Ropery Street, English Street and Southern Grove. A brick wall that surrounds the site (approximately 2 - 2.5 metres in height) would largely obscure the proposed alterations from view from outside of the grounds. The two resurfaced areas within the curtilage will not be readily visible and will have a low impact from outside of the site. It is considered that the only additions that would be visible would be the upper parts of the pavilion canopy and climbing frame in the eastern side of the site from Southern Grove.
- 9.9 Within the grounds, the impact on the setting of Block A is considered minimal as the pavilion and climbing frame to the east of the building are positioned a significant distance away. A slightly greater impact exists on the setting of Block B as the fence, canopies and some existing canopies surround the building. These additions are proposed by virtue of this Block B's usage as the building for younger pupils that requires additional external canopies for outdoor shelter.
- 9.10 Whilst the canopies are considered to result in some impact on the setting of Block B viewed from within the playground, it should be noted that these are from localised views and would serve the viable school use. The proposed alterations are also not as permanent and could all be relatively easily removed in the future should the buildings change their use.
- 9.11 Overall, the proposed alterations would have a minor impact on the setting of Block B although in accordance with the NPPF (2012) this is considered to result in less

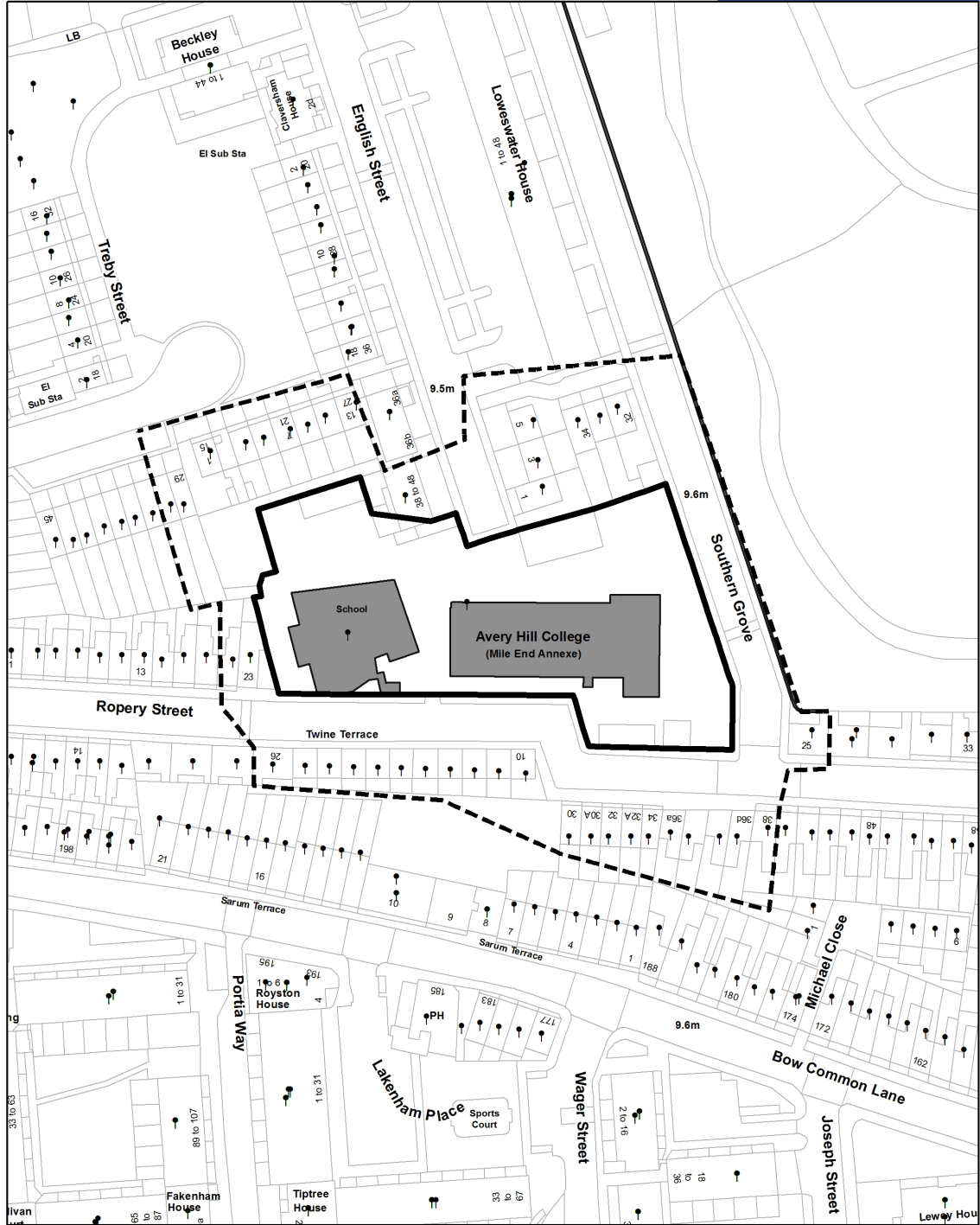
than substantial harm to the significance of the heritage asset when weighed against the public benefits of the proposal securing its optimal viable use as a school. Considering this, the alterations are considered acceptable within the setting of the listed buildings.

- 9.12 The Council's Conservation Officer has reviewed the proposal and considers that the proposal would not significantly harm the character of the buildings. The small impact to the setting would not be permanent so the Conservation Officer is satisfied with the proposed works.

## **10 CONCLUSION.**

- 10.1 It is considered that the various proposals are acceptable in the curtilage of the Grade II listed buildings in that they serve the purpose of the viable school use, would not be fully visible from outside of the site and are somewhat impermanent in nature. The works are considered to preserve the special historical and architectural character and appearance of the Grade II Listed Building. As such the proposal is considered to comply with aims of policy SP10 of the CS (2010), policies DM24 and DM27 of the MDD (2013), policies 7.4 and 7.8 of the LP (2011) and sections 7 and 12 of the NPPF (2012).
- 10.2 All other relevant policies and considerations have been taken into account. The Secretary of State can be advised that this Council would have been minded to grant Listed Building Consent for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

**Planning Application Site Map**  
PA/14/00245



	Planning Application Site Boundary		Locally Listed Buildings		Land Parcel Address	0	20 m
	Consultation Area		Statutory Listed Buildings		OSLine		

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.  
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